

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

AMERITITLE
51965 AM

2015-007010
Klamath County, Oregon
06/30/2015 11:36:05 AM
Fee: \$57.00

Escrow No.: 45141507612

GRANTOR'S NAME:

Pahlisch Homes, Inc., an Oregon corporation

GRANTEE'S NAME:

Toffoli Investments LLC, a California limited liability company

SEND TAX STATEMENTS TO:

Toffoli Investments LLC
3 Hughes
Irvine, CA 92618

AFTER RECORDING RETURN TO:

Alan Toffoli
Toffoli Investments LLC
3 Hughes
Irvine, CA 92618

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Pahlisch Homes, Inc., an Oregon corporation, Grantor, conveys and warrants to

Toffoli Investments LLC, a California limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 53 of Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-NINE THOUSAND THREE HUNDRED TWENTY-EIGHT AND NO/100 DOLLARS (\$199,328.00). (See ORS 93.030).

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO

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STATUTORY WARRANTY DEED

(continued)

9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated June 26, 2015; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Pahlisch Homes, Inc.,
an Oregon corporation

By: 
Chuck Hammagren
Treasurer

State of Oregon
County of Deschutes

This instrument was acknowledged before me on June 26, 2015 by Chuck Hammagren as Treasurer of Pahlisch Homes, Inc..


Notary Public - State of Oregon

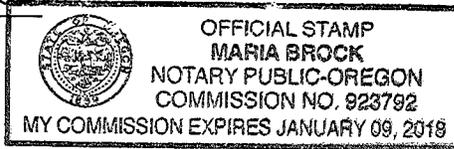


EXHIBIT "A"

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Agreement for Exclusion from Klamath Irrigation District and Release of Water and Drainage Rights, including the terms and provisions thereof,
Dated: August 29, 2006
Recorded: September 25, 2006
Instrument No.: 2006-019155
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of
Klamath County Drainage Service District.
4. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.
5. Annexation Agreement, including the terms and provisions thereof,
Recorded: March 27, 2006
Instrument No.: M06, page 05599
6. Restrictions as shown on the official plat of said land.
7. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 21, 2006
Instrument No.: 2006-023337
Amended by instrument,
Recorded: February 22, 2012
Instrument No.: 2012-001918
Amended by instrument,
Recorded: May 20, 2013
Instrument No.: 2013-005610
Amended by instrument,
Recorded: November 22, 2013
Instrument No.: 2013-013045
Amended by instrument,
Recorded: January 13, 2014
Instrument No.: 2014-000277
8. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Pheasant Run Homeowner's Association.

EXHIBIT "A"

9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Recorded: November 21, 2006

Instrument No.: 2006-023337

10. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments

against the subject property,

Recorded: November 21, 2006

Instrument No.: 2006-023337

11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: 1-C-3-A Drain of the 1-C Drain System

Recorded: June 7, 2007

Instrument No.: 2007-010284

12. Drainage Easements, Access Easements, U.S.B.R. Easements and Public Utility Easements as shown on the official plat of said land.

13. Association Statement of Information of Pheasant Run Homeowner's Association, including the terms and provisions thereof,

Recorded: May 15, 2013

Instrument No.: 2013-005478

14. Notice of Homeowner's Association, including the terms and provisions thereof,

Recorded: March 17, 2015

Instrument No.: 2015-002329